

174  
80-227-A  
174  
MARIE H. SHEARMAN  
N/S Park Ave., 500' East of Woodbine Avenue  
9th

**PETITION FOR ZONING VARIANCE  
FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, MARIE H. SHEARMAN, legal owner of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1B02.3C.1 to permit a lot width of 52' in lieu of the required 55'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

To allow construction of a residence at 516 Park Ave. on this 52 foot lot. This variance will enable the lot to be sold so funds from sale can be used for hospital care for Mrs. Marie H. Shearman (my mother). It is also undesirable to take three feet off of adjacent lot because we would have to move the garage.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

DATE May 15, 1980  
Contract purchaser Marie H. Shearman  
Address 3 Glen Ellen Ct.  
Petitioner's Attorney Towson Md. 21204  
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 15th day

of March, 1978, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 8th day of May, 1978, at 9:30 o'clock  
A.M.

(over)

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER  
N/S of Park Ave., 500' :  
of Woodbine Ave., 9th District : OF BALTIMORE COUNTY  
MARIE H. SHEARMAN, Petitioner : Case No. 80-227-A

**ORDER TO ENTER APPEARANCE**

Mr. Commissioners:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman  
Peter Max Zimmerman  
Deputy People's Counsel

John W. Hession, III  
John W. Hession, III  
People's Counsel for Baltimore County  
Rm. 223, Court House  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 23rd day of April, 1980, a copy of the foregoing Order was mailed to Mrs. Marie H. Shearman, 3 Glen Ellen Court, Towson, Maryland 21204, Petitioner.

John W. Hession, III  
John W. Hession, III

**GENERAL POWER OF ATTORNEY**

I, MARIE H. SHEARMAN, of BALTIMORE COUNTY, Maryland hereby appoint H. BRIMER SHEARMAN, JR. as my ATTORNEY-IN-FACT. If for any reason the said H. BRIMER SHEARMAN, JR. be unable or unwilling to serve, or to continue to serve, as my ATTORNEY-IN-FACT, I appoint HARTLEY SHEARMAN as my ATTORNEY-IN-FACT. The ATTORNEY-IN-FACT acting hereunder and any alternate or successor ATTORNEY-IN-FACT shall hereafter be called "Attorney".

I hereby confer upon my Attorney full authority and discretion to act for me and to manage and conduct all of my affairs with the same force and effect as though I were personally present, under no disability, and acting for myself. The authority and discretion hereby conferred upon my Attorney may be exercised at any time and from time to time; and shall be applicable to all property and matters in which I now have any interest or in which I hereafter acquire any interest. Such authority and discretion shall include, but shall not be limited to the following:

1. To demand, collect and receive all moneys, debts, choses in action, claims, and all other property of any kind, real or personal, tangible or intangible, to which I am entitled or which may be or become due, payable or distributable to me, or with respect to which I may have any right, title, claim or interest.
2. To compromise, settle or submit to arbitration any account, claim, cause of action, suit, debt, or other matter in which I may have any interest and to discharge and release any person and any real estate or personal property or any mortgage or other security interest with respect thereto.

I hereby ratify and confirm any and all acts that my Attorney shall do or cause to be done in the exercise of the authority and discretion herein granted -- including anything that may be done between the revocation of this Power of Attorney by my death or as above provided and actual notice of such revocation reaching my Attorney. I hereby declare that as against me and all persons claiming under me, that everything which my Attorney shall do or cause to be done in pursuance hereof after such notice shall be valid and effectual in favor of any person claiming the benefit thereof who before the doing thereof did not have actual notice of such revocation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 10 day of April, 1978.

Witness:

Rose C. Williams Marie H. Shearman (SEAL)  
MARIE H. SHEARMAN

STATE OF MARYLAND, BALTIMORE COUNTY, ss:

I HEREBY CERTIFY that on this 10 day of April, 1978, before me, the subscriber, a Notary Public of the State of Maryland, County aforesaid, personally appeared MARIE H. SHEARMAN and acknowledged in due form of law that she executed the foregoing Power of Attorney and that it is her voluntary act and deed.

WITNESS my hand and Notarial Seal.

My Commission Expires 7-1-82

Robert W. [Signature]  
Notary Public

3. To commence, prosecute, defend or discontinue any suit, action or other legal, equitable or administrative proceeding concerning any property, matter or issue in which I may have an interest.
4. To prepare, execute and file any income tax or other tax return, refund claim, or any form, application, report or request of any nature required by any federal, state or local governmental agency or instrumentality.
5. To enter into and upon any real estate or leasehold property owned by me or in which I may have an interest and to let, manage, develop, improve, remodel or repair any part thereof or any building or structure thereon as my Attorney may think proper and to provide insurance with respect thereto.
6. To sell at public or private sale or to exchange all or any part or parts of my property of any kind, real or personal, tangible or intangible (including stocks, bonds and other securities) or any interest therein, for such consideration and upon such terms as my Attorney shall deem advisable.
7. To invest and reinvest at any time and from time to time my money, and other property, including the proceeds of any sale or sales, in such stocks, bonds, securities, real estate, mortgages or other investments as my Attorney may select.
8. To borrow for my account for any purpose, any sum or sums of money, on such terms and with such security as my Attorney may think proper.
9. To have access to and to enter at any time and from time to time all safe deposit boxes that I may have at any bank, trust company or other depository wheresoever located, and to remove any property of any kind therefrom.
10. To vote at the meetings of stockholders or other meetings of any corporation, company or organization, or otherwise act as my Attorney or proxy in respect of any stocks, shares or other interests now or hereafter held by me.

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**PETITION FOR VARIANCE  
9th District**

ZONING: Petition for Variance for lot width  
LOCATION: North side of Park Avenue, 500 feet East of Woodbine Avenue  
DATE & TIME: Thursday, May 8, 1980 at 9:30 A.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a lot width of 52 feet in lieu of the required 55 feet

The Zoning Regulation to be excepted as follows:

Section 1B02.3C.1 - Development Standards for Small Lots or Tracts

All that parcel of land in the Ninth District of Baltimore County

Being the property of Marie H. Shearman, as shown on plat plan filed with the Zoning Department

Hearing Date: Thursday, May 8, 1980 at 9:30 A.M.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF  
WILLIAM E. HAMMOND  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

ORDER RECEIVED FOR FILING

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioner(s), the Variance(s) should be had; and it further appears that the granting of the Variance requested will not adversely affect the health, safety, and general welfare of the community; and, therefore,  
Deputy  
IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 15th day of May, 1980, that the herein Petition for the Variance(s) to permit a lot width of 52 feet in lieu of the required 55 feet should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

*Jan M. H. Jung*  
Deputy Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the herein Petition for the Variance(s) to permit \_\_\_\_\_

Zoning Commissioner of Baltimore County

## BALTIMORE COUNTY

### ZONING PLANS

### ADVISORY COMMITTEE



#### PETITION AND SITE PLAN

#### EVALUATION COMMENTS

Mr. M. Bremer Sherman  
3 Glen Ellen Court  
Towson, Maryland 21204

#### BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 14th day of March, 1980.

*William E. Hammond*  
WILLIAM E. HAMMOND  
Zoning Commissioner

Petitioner Marie H. Sherman

Petitioner's Attorney \_\_\_\_\_

Reviewed by *Nicholas B. Commodari*  
Nicholas B. Commodari  
Chairman, Zoning Plans  
Advisory Committee

#### BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 28, 1980

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

ooc  
Nicholas B. Commodari  
Chairman

#### MEMBERS

Bureau of Engineering  
Department of Traffic Engineering  
State Roads Commission  
Bureau of Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial Development

Mr. M. Bremer Sherman  
3 Glen Ellen Court  
Towson, Maryland 21204

RE: Item No. 174  
Petitioner - Marie H. Sherman  
Variance Petition

Dear Mr. Sherman:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

The subject property, currently zoned D. R. 5.5 and located on the north side of Park Avenue east of Woodbine Avenue in the 9th Election District, is part of a tract of ground that is improved with a dwelling existing on a lot with a width of 156 feet. Because of your proposal to build an additional dwelling on a lot that is 52 feet wide in lieu of the required 55 feet, this Variance for lot width is required.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

*Nicholas B. Commodari*  
NICHOLAS B. COMMODARI  
Chairman  
Zoning Plans Advisory Committee

NBC:mkh

Enclosures



BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.  
DIRECTOR

March 28, 1980

Mr. William E. Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #174 (1979-1980)  
Property Owner: Marie H. Shearman  
N/S Park Ave. 500' E. Woodbine Ave.  
Existing Zoning: DR 5.5  
Proposed Zoning: Variance to permit a lot width of 52' in lieu of the required 55'.  
Acres: 0.193 District: 9th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

#### General:

This property comprises Lot 4, "Plat of Lee J. Stebbins Addition to Towson", recorded W.P.C. 7, Folio 35.

#### Highways:

Park Avenue, an existing public road, is proposed to be improved in the future as a 30-foot closed section roadway on a 50-foot right-of-way. Highway right-of-way widening, including any necessary reversible easements for slopes, will be required in connection with any grading or building permit application.

#### Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

#### Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Item #174 (1979-1980)  
Property Owner: Marie H. Shearman  
Page 2  
March 28, 1980

#### Water and Sanitary Sewer:

There is an aged public 6-inch water main and 8-inch public sanitary sewerage in Park Avenue. There is a fire hydrant on the north side of Joppa Road at Woodbine Avenue.

Very truly yours,

*Ellsworth N. Diver*  
ELLSWORTH N. DIVER, P.E.  
Chief, Bureau of Engineering

END:EAM:FWR:ss

cc: J. Wimbley  
J. Somers  
W. Munchel

N-W Key Sheet  
39 & 40 NE 1 Pos. Sheets  
NE 10 A Topo  
70 Tax Map



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3211

JOHN D. SEYFFERT  
DIRECTOR

April 11, 1980

Mr. William Hammond, Zoning Commissioner  
Zoning Advisory Committee  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #174, Zoning Advisory Committee Meeting, March 4, 1980, are as follows:

Property Owner: Marie H. Shearman  
Location: N/S Park Avenue 500' E. Woodbine Avenue  
Existing Zoning: D. R. 5.5  
Proposed Zoning: Variance to permit a lot width of 52' in lieu of the required 55'.  
Acres: 0.193  
District: 9th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

*John L. Wimbley*  
John L. Wimbley  
Planner III  
Current Planning and Development



BALTIMORE COUNTY  
DEPARTMENT OF HEALTH  
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.  
DEPUTY STATE & COUNTY HEALTH OFFICER

March 21, 1980

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 174, Zoning Advisory Committee meeting of March 4, 1980, are as follows:

Property Owner: Marie H. Shearman  
Location: N/S Park Avenue 500' E Woodbine Avenue  
Existing Zoning: D.R. 5.5  
Proposed Zoning: Variance to permit a lot width of 52' in lieu of the required 55'.  
Acres: 0.193  
District: 9

Metropolitan water and sewer are available, therefore, no health hazards are anticipated.

Very truly yours,

*Jan J. Forrest*  
Jan J. Forrest, Director  
BUREAU OF ENVIRONMENTAL SERVICES

102/EW



BALTIMORE COUNTY  
FIRE DEPARTMENT  
TOWSON, MARYLAND 21204  
825-7310

PAUL H. REINCKE  
CHIEF

March 20, 1980

Mr. William Hammond  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

Re: Property Owner: Marie H. Shearman

Location: N/S Park Ave. 500' E Woodbine Ave.

Item No: 174 Zoning Agenda: Meeting of 3/4/80

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle dead end condition shown at \_\_\_\_\_

EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

(x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

( ) 6. Site plans are approved as drawn.

( ) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *George M. McGonigle* Noted and Approved: *George M. McGonigle*  
Planning Group Fire Prevention Bureau  
Special Inspection Division



BALTIMORE COUNTY  
DEPARTMENT OF PERMITS & LICENSES  
TOWSON, MARYLAND 21204  
494-3010

TED ZALESKI JR.  
DIRECTOR

April 1, 1980

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #74 Zoning Advisory Committee Meeting, March 4, 1980

The items checked below are applicable:

Property Owner: Marie H. Shearman  
Location: N/S Park Ave. 500' E Woodbine Ave.  
Existing Zoning: D.R. 5.5  
Proposed Zoning: Variance to permit a lot width of 52' in lieu of the required 55'.

Acres: 0.193  
District: 9th

The items checked below are applicable:

X A. All structures shall conform to the Baltimore County Building Code 1978, the State of Maryland Code for the Handicapped and Aged, and other applicable Codes.

B. A building permit shall be required before beginning construction.

X C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/are not required.

D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3' 0" of lot line. A minimum 8" masonry firewall is required if construction is on the lot line.

F. Requested variance conflicts with the Baltimore County Building Code, Section/s \_\_\_\_\_

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction classification of Table 214.

X I. Comments - Interior lot line shall be removed from plat plan.

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,

*Charles E. Burman*  
Charles E. Burman, Chief  
Plans Review

CEB:rrj

## BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: March 3, 1980

Mr. William E. Hammond  
Zoning Commissioner  
Baltimore County Office Building  
1111 West Chesapeake Avenue  
Towson, Maryland 21204

Z.A.C. Meeting of: March 4, 1980

RE: Item No: 172, 173, 174, 175, 176  
Property Owner:  
Location:  
Present Zoning:  
Proposed Zoning:

District:  
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

*Wm. Nick Petrovich*  
Wm. Nick Petrovich, Assistant  
Department of Planning

WNP/bp

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond  
Zoning Commissioner  
John D. Seyffert, Director  
Office of Planning and Zoning  
Date: April 14, 1980  
FROM: \_\_\_\_\_  
SUBJECT: Petition No. 80-227-A Item 174

Petition for Variance for lot width  
North side of Park Avenue, 500 feet East of Woodbine Avenue  
Petitioner - Marie H. Shearman

Ninth District

HEARING: Thursday, May 8, 1980 (9:30 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

*John D. Seyffert*  
John D. Seyffert, Director  
Office of Planning and Zoning

JDS:JGH:ab

Mr. M. Bremer Shearman  
3 Glen Ellen Court  
Towson, Maryland 21204

April 8, 1980

### NOTICE OF HEARING

RE: Petition for Variance - N/S Park Avenue, 500' E of Woodbine Avenue  
Case No. 80-227-A

TIME: 9:30 A.M.

DATE: Thursday, May 8, 1980

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

*William E. Hammond*  
ZONING COMMISSIONER OF  
BALTIMORE COUNTY



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

WILLIAM E. HAMMOND  
ZONING COMMISSIONER

April 23, 1980

Mr. M. Bremer Shearman  
3 Glen Ellen Court  
Towson, Maryland 21204

RE: Petition for Variance  
N/S Park Ave., 500' E Woodbine Ave  
Case No. 80-227-A

Dear Mr. Shearman:

This is to advise you that \$1.75 is due for advertising and posting of the above-property.

Please make check payable to Baltimore County, Maryland and remit to Sondra Jones, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

*William E. Hammond*  
WILLIAM E. HAMMOND  
Zoning Commissioner

WEH:sj

DESCRIPTION of Lot # 4 515 Park Ave. Towson Md.

Beginning at a point on the North side of Park Ave.  
500 feet east of Woodbine Ave. and known as lot 4  
of the plat of Lee J. Stebbins and recorded among  
the land records of Baltimore County in Plat  
book 7 folio 25.



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

WILLIAM E. HAMMOND  
ZONING COMMISSIONER

May 15, 1980

Ms. Marie H. Shearman  
3 Glen Ellen Court  
Towson, Maryland 21204

RE: Petition for Variance  
N/S of Park Ave., 500' E of Woodbine  
Ave. - 9th Election District  
Marie H. Shearman - Petitioner  
NO. 80-227-A (Item No. 174)

Dear Ms. Shearman:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

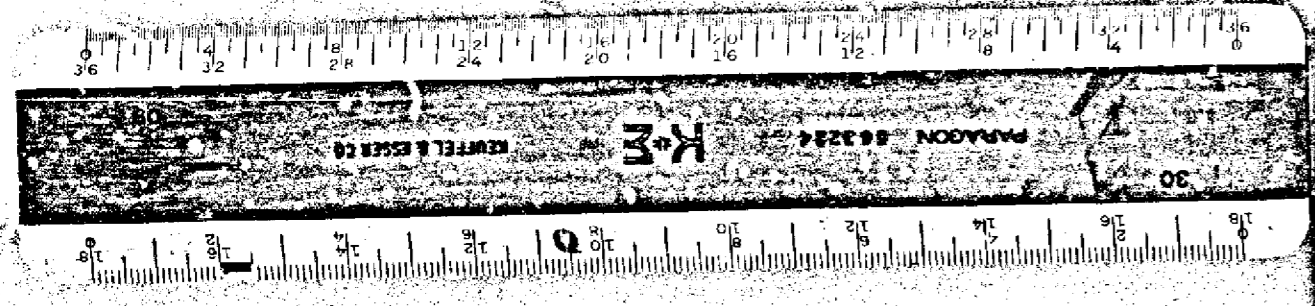
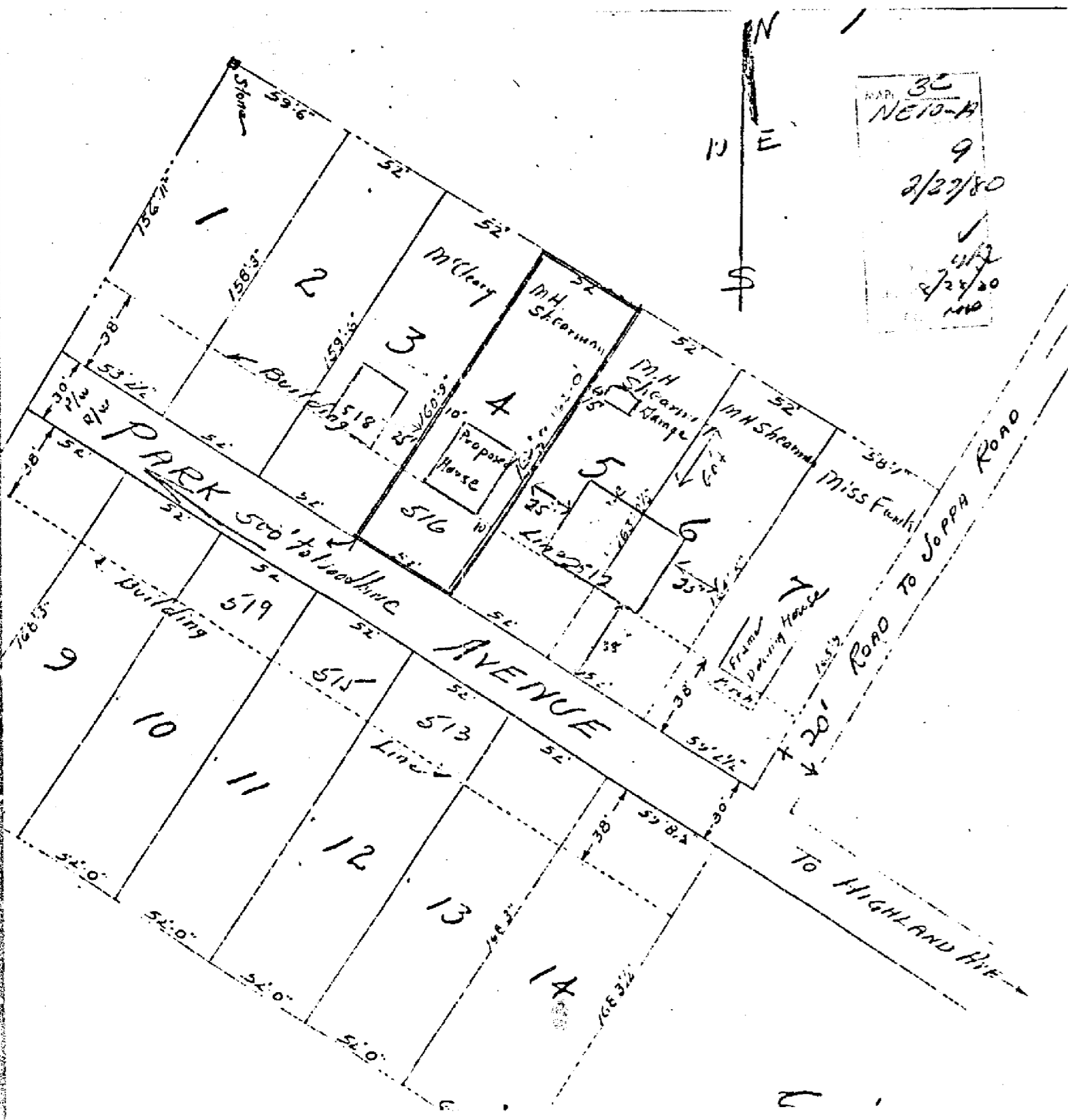
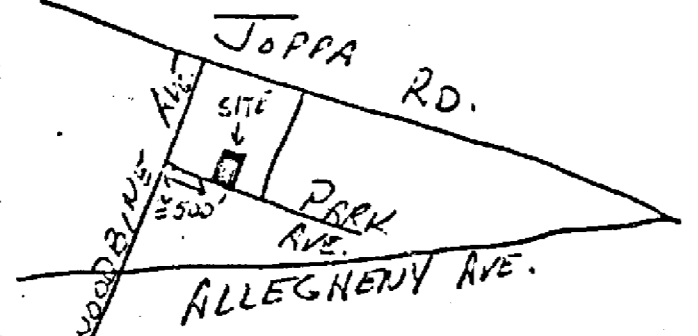
*Dean M. H. Jung*  
DEAN M. H. JUNG  
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: John W. Hessian, III, Esquire  
People's Counsel

Plat for Zoning Variance Lot 4 Plat Book 7  
Folio 35 Mrs. M.H. Shearman  
9th Election District  
Zoned B.R. 5.5  
Scale 1" = 60'  
Public Utilities Exist in Street  
No widening proposed for Park Ave.



PETITION MAPPING PROGRESS SHEET										
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <i>[Signature]</i>	Revised Plans: Change in outline or description Yes _____ No _____									
Previous case: _____	Map # _____									

**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 9 Date of Posting: 4/19/80  
Posted for: Petition for Variance  
Petitioner: Marie H. Shearman  
Location of property: 14516 Park Ave, 500' E of Woodbine Ave.  
Location of Signs: front of property 14516 Park Ave.  
Remarks: \_\_\_\_\_  
Posted by: Marie H. Shearman Date of return: 4/25/80  
Signature

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received this 20 day of Feb., 1980  
Filing Fee \$ 25 Received: ☒ Check  
Cash  
Other

#174  
Petitioner Shearman Submitted by B. J. SHEARMAN  
Petitioner's Attorney \_\_\_\_\_ Reviewed by [Signature]

\*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

**PETITION FOR VARIANCE**

9th District  
Zoning: Petition for Variance for lot width  
Location: North side of Park Avenue, 500 feet East of Woodbine Avenue.  
Date & Time: Thursday, May 8, 1980 at 9:30 A.M.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.  
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:  
Petition for Variance to permit a lot width of 52 feet in lieu of the required 55 feet.  
The Zoning Regulations to be excepted as follows:  
Section 1B02.3C.1 - Development Standards for Small Lots or Tracts  
All that parcel of land in the Ninth District of Baltimore County  
Beginning at a point on the North side of Park Avenue 500 feet east of Woodbine Avenue and known as lot 4 of the plat of Lee J. Stebbins and recorded among the land records of Baltimore County in Plat Book 7 folio 35.  
Being the property of Marie H. Shearman, as shown on plat plan filed with the Zoning Department.  
Hearing Date: THURSDAY, MAY 8, 1980 AT 9:30 A.M.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.  
BY ORDER OF  
WILLIAM E. HAMMOND  
Zoning Commissioner of Baltimore County

**The Essex Times**

Essex, Md., April 17 1980  
Petition  
This is to Certify, That the annexed  
was inserted in The Essex Times, a newspaper  
printed and published in Baltimore County, once in  
each of \_\_\_\_\_ successive  
weeks before the 17th day of April, 1980  
[Signature] Publisher.

**DUPLICATE CERTIFICATE OF PUBLICATION**

PETITION FOR VARIANCE  
9th DISTRICT  
ZONING: Petition for Variance for lot width  
LOCATION: North side of Park Avenue, 500 feet East of Woodbine Avenue  
DATE & TIME: Thursday, May 8, 1980 at 9:30 A.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland  
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Petition for Variance to permit a lot width of 52 feet in lieu of the required 55 feet.  
The Zoning Regulations to be excepted as follows:  
Section 1B02.3C.1 - Development Standards for Small Lots or Tracts  
All that parcel of land in the Ninth District of Baltimore County  
Beginning at a point on the North side of Park Ave. 500 feet east of Woodbine Ave. and known as Lot 4 of the Plat Lee J. Stebbins and recorded among the Land Records of Baltimore County in Plat Book 7 folio 35.  
Being the property of Marie H. Shearman, as shown on plat plan filed with the Zoning Department  
Hearing Date: Thursday, May 8, 1980 at 9:30 A.M.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland  
By Order Of  
WILLIAM E. HAMMOND,  
Zoning Commissioner of Baltimore County  
April 17.

TOWSON, MD., April 17, 1980  
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of one (1) successive week before the \_\_\_\_\_ day of \_\_\_\_\_, 1980, the first publication appearing on the 17th day of April, 1980  
THE JEFFERSONIAN,  
[Signature] Manager.  
Cost of Advertisement, \$ 17.50

No. 088809  
BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

DATE: May 5, 1980 ACCOUNT: 01-662 AMOUNT: \$41.75  
RECEIVED FROM: S. Harley Shearman  
FOR: Advertising and Posting for Case No. 80-227-A  
VALIDATION OR SIGNATURE OF CASHIER: [Signature]

No. 85383  
BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

DATE: April 9, 1980 ACCOUNT: 01-662 AMOUNT: \$25.00  
RECEIVED FROM: Marie H. Shearman  
FOR: Filing Fee for Case No. 80-227-A  
VALIDATION OR SIGNATURE OF CASHIER: [Signature]

# 174 80-227-A 174 PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, MARIE H. SHEARMAN, legal owner of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1B02.3C.1 to permit a lot width of 52' in lieu of the required 55'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

To allow construction of a residence at 516 Park Ave. on this 52 foot lot. This variance will enable the lot to be sold so funds from sale can be used for hospital care for Mrs. Marie H. Shearman (my mother). It is also undesirable to take three feet off of adjacent lot because we would have to move the garage.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

DATE May 15, 1980  
Contract purchaser Marie H. Shearman  
Address 3 Glen Ellen Ct.  
Petitioner's Attorney Towson Md. 21204  
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 15th day

of March, 1978 that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 8th day of May, 1978, at 9:30 o'clock A.M.

John W. Hession, III  
Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER  
N/S of Park Ave., 500' : OF BALTIMORE COUNTY  
of Woodbine Ave., 9th District :  
MARIE H. SHEARMAN, Petitioner : Case No. 80-227-A

## ORDER TO ENTER APPEARANCE

Mr. Commissioners:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman  
Peter Max Zimmerman  
Deputy People's Counsel

John W. Hession, III  
John W. Hession, III  
People's Counsel for Baltimore County  
Rm. 223, Court House  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 23rd day of April, 1980, a copy of the foregoing Order was mailed to Mrs. Marie H. Shearman, 3 Glen Ellen Court, Towson, Maryland 21204, Petitioner.

John W. Hession, III  
John W. Hession, III

## GENERAL POWER OF ATTORNEY

I, MARIE H. SHEARMAN, of BALTIMORE COUNTY, Maryland hereby appoint H. BRIMER SHEARMAN, JR. as my ATTORNEY-IN-FACT. If for any reason the said H. BRIMER SHEARMAN, JR. be unable or unwilling to serve, or to continue to serve, as my ATTORNEY-IN-FACT, I appoint HARTLEY SHEARMAN as my ATTORNEY-IN-FACT. The ATTORNEY-IN-FACT acting hereunder and any alternate or successor ATTORNEY-IN-FACT shall hereafter be called "Attorney".

I hereby confer upon my Attorney full authority and discretion to act for me and to manage and conduct all of my affairs with the same force and effect as though I were personally present, under no disability, and acting for myself. The authority and discretion hereby conferred upon my Attorney may be exercised at any time and from time to time; and shall be applicable to all property and matters in which I now have any interest or in which I hereafter acquire any interest. Such authority and discretion shall include, but shall not be limited to the following:

1. To demand, collect and receive all moneys, debts, choses in action, claims, and all other property of any kind, real or personal, tangible or intangible, to which I am entitled or which may be or become due, payable or distributable to me, or with respect to which I may have any right, title, claim or interest.
2. To compromise, settle or submit to arbitration any account, claim, cause of action, suit, debt, or other matter in which I may have any interest and to discharge and release any person and any real estate or personal property or any mortgage or other security interest with respect thereto.

I hereby ratify and confirm any and all acts that my Attorney shall do or cause to be done in the exercise of the authority and discretion herein granted -- including anything that may be done between the revocation of this Power of Attorney by my death or as above provided and actual notice of such revocation reaching my Attorney. I hereby declare that as against me and all persons claiming under me, that everything which my Attorney shall do or cause to be done in pursuance hereof after such notice shall be valid and effectual in favor of any person claiming the benefit thereof who before the doing thereof did not have actual notice of such revocation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 10 day of April, 1978.

Witness:

Rose C. Williams Marie H. Shearman (SEAL)  
MARIE H. SHEARMAN

STATE OF MARYLAND, BALTIMORE COUNTY, ss:

I HEREBY CERTIFY that on this 10 day of April, 1978, before me, the subscriber, a Notary Public of the State of Maryland, County aforesaid, personally appeared MARIE H. SHEARMAN and acknowledged in due form of law that she executed the foregoing Power of Attorney and that it is her voluntary act and deed.

WITNESS my hand and Notarial Seal.

My Commission Expires 7-1-82

3. To commence, prosecute, defend or discontinue any suit, action or other legal, equitable or administrative proceeding concerning any property, matter or issue in which I may have an interest.
4. To prepare, execute and file any income tax or other tax return, refund claim, or any form, application, report or request of any nature required by any federal, state or local governmental agency or instrumentality.
5. To enter into and upon any real estate or leasehold property owned by me or in which I may have an interest and to let, manage, develop, improve, remodel or repair any part thereof or any building or structure thereon as my Attorney may think proper and to provide insurance with respect thereto.
6. To sell at public or private sale or to exchange all or any part or parts of my property of any kind, real or personal, tangible or intangible (including stocks, bonds and other securities) or any interest therein, for such consideration and upon such terms as my Attorney shall deem advisable.
7. To invest and reinvest at any time and from time to time my money, and other property, including the proceeds of any sale or sales, in such stocks, bonds, securities, real estate, mortgages or other investments as my Attorney may select.
8. To borrow for my account for any purpose, any sum or sums of money, on such terms and with such security as my Attorney may think proper.
9. To have access to and to enter at any time and from time to time all safe deposit boxes that I may have at any bank, trust company or other depository wheresoever located, and to remove any property of any kind therefrom.
10. To vote at the meetings of stockholders or other meetings of any corporation, company or organization, or otherwise act as my Attorney or proxy in respect of any stocks, shares or other interests now or hereafter held by me.

## PETITION FOR VARIANCE 9th District

ZONING: Petition for Variance for lot width  
LOCATION: North side of Park Avenue, 500 feet East of Woodbine Avenue  
DATE & TIME: Thursday, May 8, 1980 at 9:30 A.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a lot width of 52 feet in lieu of the required 55 feet

The Zoning Regulation to be excepted as follows:

Section 1B02.3C.1 - Development Standards for Small Lots or Tracts

All that parcel of land in the Ninth District of Baltimore County

Being the property of Marie H. Shearman, as shown on plat plan filed with the Zoning Department

Hearing Date: Thursday, May 8, 1980 at 9:30 A.M.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF  
WILLIAM E. HAMMOND  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

ORDER RECEIVED FOR FILING

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioner(s), the Variance(s) should be had; and it further appears that the granting of the Variance requested will not adversely affect the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 15th day of May, 1980, that the herein Petition for the Variance(s) to permit a lot width of 52 feet in lieu of the required 55 feet should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

*Jan M. H. Jung*  
Deputy Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the herein Petition for the Variance(s) to permit \_\_\_\_\_

Zoning Commissioner of Baltimore County

## BALTIMORE COUNTY

### ZONING PLANS

### ADVISORY COMMITTEE



#### PETITION AND SITE PLAN

#### EVALUATION COMMENTS

Mr. M. Bremer Sherman  
3 Glen Ellen Court  
Towson, Maryland 21204

#### BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 14th day of March, 1980.

*William E. Hammond*  
WILLIAM E. HAMMOND  
Zoning Commissioner

Petitioner Marie H. Sherman

Petitioner's Attorney \_\_\_\_\_

Reviewed by *Nicholas B. Commodari*  
Nicholas B. Commodari  
Chairman, Zoning Plans  
Advisory Committee

#### BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 28, 1980

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

ooc  
Nicholas B. Commodari  
Chairman

#### MEMBERS

Bureau of Engineering

Department of Traffic Engineering

State Roads Commission

Bureau of Fire Prevention

Health Department

Project Planning

Building Department

Board of Education

Zoning Administration

Industrial Development

Mr. M. Bremer Sherman  
3 Glen Ellen Court  
Towson, Maryland 21204

RE: Item No. 174  
Petitioner - Marie H. Sherman  
Variance Petition

Dear Mr. Sherman:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

The subject property, currently zoned D. R. 5.5 and located on the north side of Park Avenue east of Woodbine Avenue in the 9th Election District, is part of a tract of ground that is improved with a dwelling existing on a lot with a width of 156 feet. Because of your proposal to build an additional dwelling on a lot that is 52 feet wide in lieu of the required 55 feet, this Variance for lot width is required.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

*Nicholas B. Commodari*  
NICHOLAS B. COMMODARI  
Chairman  
Zoning Plans Advisory Committee

NBC:mkh

Enclosures



BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.  
DIRECTOR

March 28, 1980

Mr. William E. Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #174 (1979-1980)  
Property Owner: Marie H. Shearman  
N/S Park Ave. 500' E. Woodbine Ave.  
Existing Zoning: DR 5.5  
Proposed Zoning: Variance to permit a lot width of 52' in lieu of the required 55'.  
Acres: 0.193 District: 9th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

#### General:

This property comprises Lot 4, "Plat of Lee J. Stebbins Addition to Towson", recorded W.P.C. 7, Folio 35.

#### Highways:

Park Avenue, an existing public road, is proposed to be improved in the future as a 30-foot closed section roadway on a 50-foot right-of-way. Highway right-of-way widening, including any necessary reversible easements for slopes, will be required in connection with any grading or building permit application.

#### Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

#### Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Item #174 (1979-1980)  
Property Owner: Marie H. Shearman  
Page 2  
March 28, 1980

#### Water and Sanitary Sewer:

There is an aged public 6-inch water main and 8-inch public sanitary sewerage in Park Avenue. There is a fire hydrant on the north side of Joppa Road at Woodbine Avenue.

Very truly yours,

*Ellsworth N. Diver*  
ELLSWORTH N. DIVER, P.E.  
Chief, Bureau of Engineering

END:EAM:FWR:ss

cc: J. Wimbley  
J. Somers  
W. Munchel

N-W Key Sheet  
39 & 40 NE 1 Pos. Sheets  
NE 10 A Topo  
70 Tax Map



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3211

JOHN D. SEYFFERT  
DIRECTOR

April 11, 1980

Mr. William Hammond, Zoning Commissioner  
Zoning Advisory Committee  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #174, Zoning Advisory Committee Meeting, March 4, 1980, are as follows:

Property Owner: Marie H. Shearman  
Location: N/S Park Avenue 500' E. Woodbine Avenue  
Existing Zoning: D. R. 5.5  
Proposed Zoning: Variance to permit a lot width of 52' in lieu of the required 55'.  
Acres: 0.193  
District: 9th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

*John L. Wimbley*  
John L. Wimbley  
Planner III  
Current Planning and Development



BALTIMORE COUNTY  
DEPARTMENT OF HEALTH  
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.  
DEPUTY STATE & COUNTY HEALTH OFFICER

March 21, 1980

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 174, Zoning Advisory Committee meeting of March 4, 1980, are as follows:

Property Owner: Marie H. Shearman  
Location: N/S Park Avenue 500' E Woodbine Avenue  
Existing Zoning: D.R. 5.5  
Proposed Zoning: Variance to permit a lot width of 52' in lieu of the required 55'.  
Acres: 0.193  
District: 9

Metropolitan water and sewer are available, therefore, no health hazards are anticipated.

Very truly yours,

*Jan J. Forrest*  
Jan J. Forrest, Director  
BUREAU OF ENVIRONMENTAL SERVICES

102/EW



BALTIMORE COUNTY  
FIRE DEPARTMENT  
TOWSON, MARYLAND 21204  
825-7310

PAUL H. REINCKE  
CHIEF

March 20, 1980

Mr. William Hammond  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

Re: Property Owner: Marie H. Shearman

Location: N/S Park Ave. 500' E Woodbine Ave.

Item No: 174 Zoning Agenda: Meeting of 3/4/80

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle dead end condition shown at \_\_\_\_\_

EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

(x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

( ) 6. Site plans are approved as drawn.

( ) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: George M. McEganott Noted and Approved: George M. McEganott  
Planning Group Fire Prevention Bureau  
Special Inspection Division



BALTIMORE COUNTY  
DEPARTMENT OF PERMITS & LICENSES  
TOWSON, MARYLAND 21204  
494-3010

TED ZALESKI JR.  
DIRECTOR

April 1, 1980

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #74 Zoning Advisory Committee Meeting, March 4, 1980

The items checked below are applicable:

Property Owner: Marie H. Shearman  
Location: N/S Park Ave. 500' E Woodbine Ave.  
Existing Zoning: D.R. 5.5  
Proposed Zoning: Variance to permit a lot width of 52' in lieu of the required 55'.

Acres: 0.193  
District: 9th

The items checked below are applicable:

X A. All structures shall conform to the Baltimore County Building Code 1978, the State of Maryland Code for the Handicapped and Aged, and other applicable Codes.

B. A building permit shall be required before beginning construction.

X C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/are not required.

D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3' 0" of lot line. A minimum 8" masonry firewall is required if construction is on the lot line.

F. Requested variance conflicts with the Baltimore County Building Code, Section/s \_\_\_\_\_

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction classification of Table 214.

X I. Comments - Interior lot line shall be removed from plat plan.

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,

Charles E. Burman  
Charles E. Burman, Chief  
Plans Review

CEB:rrj

## BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: March 3, 1980

Mr. William E. Hammond  
Zoning Commissioner  
Baltimore County Office Building  
1111 West Chesapeake Avenue  
Towson, Maryland 21204

Z.A.C. Meeting of: March 4, 1980

RE: Item No: 172, 173, 174, 175, 176  
Property Owner:  
Location:  
Present Zoning:  
Proposed Zoning:

District:  
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

Wm. Nick Petrovich  
Wm. Nick Petrovich, Assistant  
Department of Planning

WNP/bp

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond  
Zoning Commissioner  
John D. Seyffert, Director  
Office of Planning and Zoning  
Date: April 14, 1980  
FROM: \_\_\_\_\_  
SUBJECT: Petition No. 80-227-A Item 174

Petition for Variance for lot width  
North side of Park Avenue, 500 feet East of Woodbine Avenue  
Petitioner - Marie H. Shearman

Ninth District

HEARING: Thursday, May 8, 1980 (9:30 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

John D. Seyffert  
John D. Seyffert, Director  
Office of Planning and Zoning

JDS:JGH:ab

Mr. M. Bremer Shearman  
3 Glen Ellen Court  
Towson, Maryland 21204

April 8, 1980

### NOTICE OF HEARING

RE: Petition for Variance - N/S Park Avenue, 500' E of Woodbine Avenue  
Case No. 80-227-A

TIME: 9:30 A.M.

DATE: Thursday, May 8, 1980

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

William E. Hammond  
ZONING COMMISSIONER OF  
BALTIMORE COUNTY



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

WILLIAM E. HAMMOND  
ZONING COMMISSIONER

April 23, 1980

Mr. M. Bremer Shearman  
3 Glen Ellen Court  
Towson, Maryland 21204

RE: Petition for Variance  
N/S Park Ave., 500' E Woodbine Ave  
Case No. 80-227-A

Dear Mr. Shearman:

This is to advise you that \$1.75 is due for advertising and posting of the above-property.

Please make check payable to Baltimore County, Maryland and remit to Sondra Jones, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

William E. Hammond  
WILLIAM E. HAMMOND  
Zoning Commissioner

WEH:sj

DESCRIPTION of Lot # 4 515 Park Ave. Towson Md.

Beginning at a point on the North side of Park Ave.  
500 feet east of Woodbine Ave. and known as lot 4  
of the plat of Lee J. Stebbins and recorded among  
the land records of Baltimore County in Plat  
book 7 folio 25.



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

WILLIAM E. HAMMOND  
ZONING COMMISSIONER

May 15, 1980

Ms. Marie H. Shearman  
3 Glen Ellen Court  
Towson, Maryland 21204

RE: Petition for Variance  
N/S of Park Ave., 500' E of Woodbine  
Ave. - 9th Election District  
Marie H. Shearman - Petitioner  
NO. 80-227-A (Item No. 174)

Dear Ms. Shearman:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

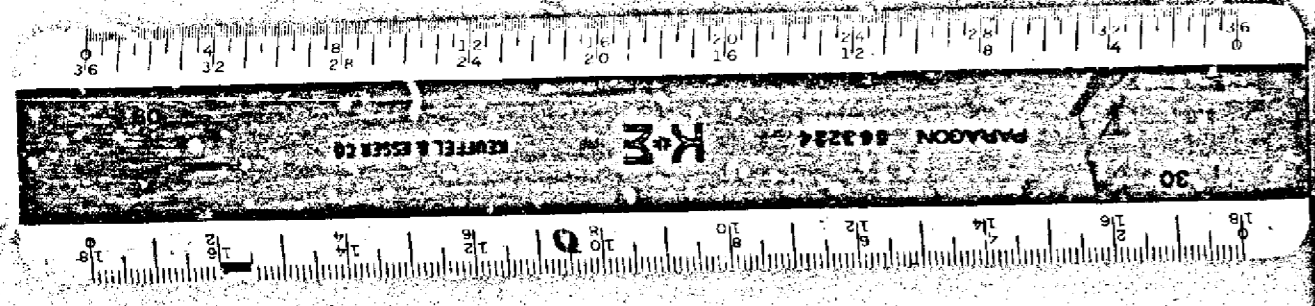
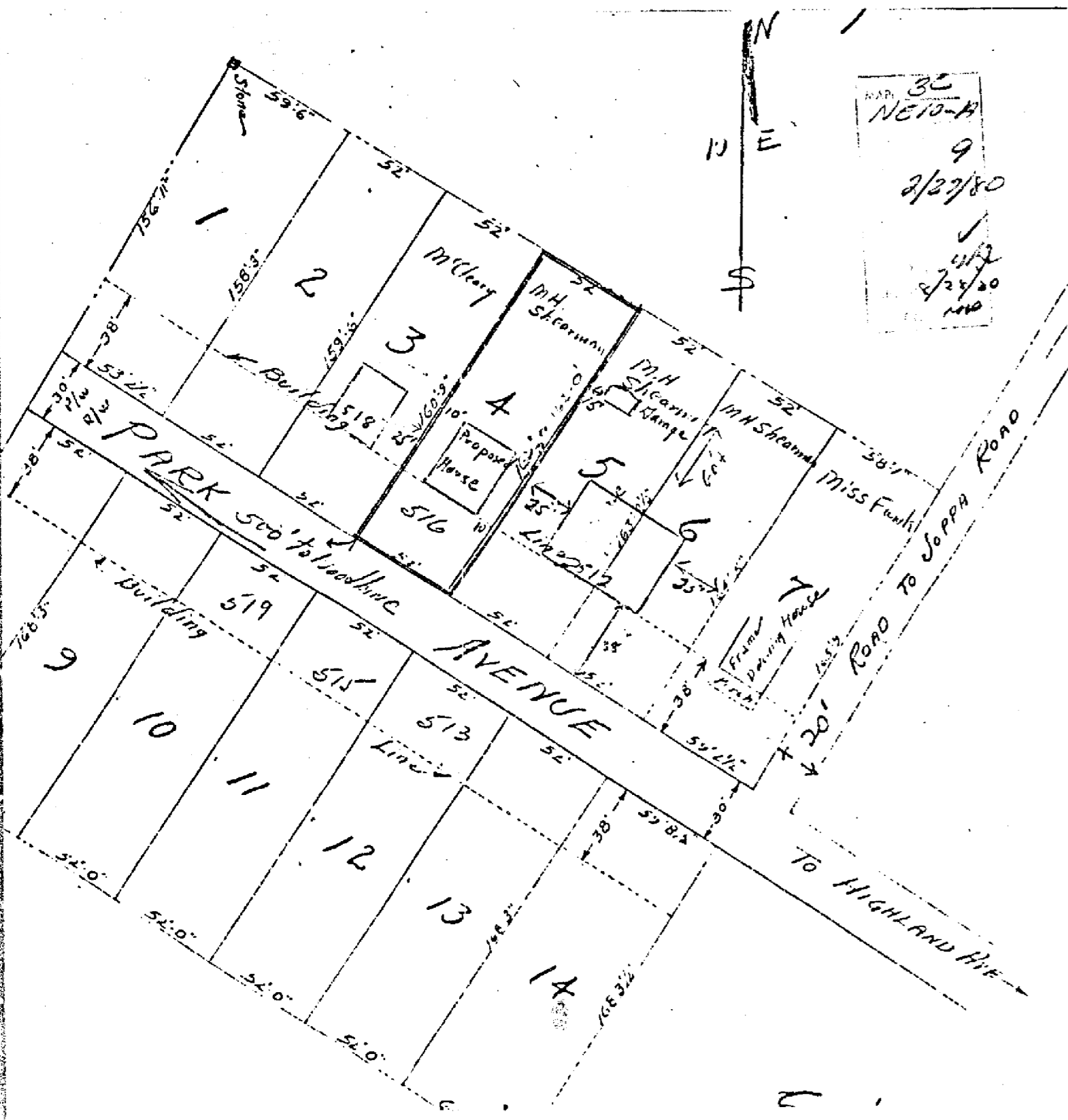
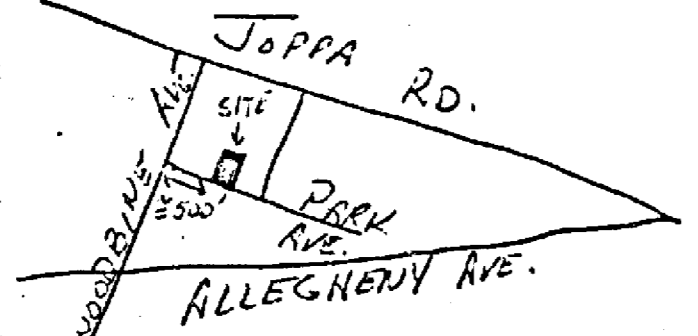
Dean M. H. Jung  
DEAN M. H. JUNG  
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: John W. Hessian, III, Esquire  
People's Counsel

Plat for Zoning Variance Lot 4 Plat Book 7  
Folio 35 Mrs. M.H. Shearman  
9th Election District  
Zoned B.R. 5.5  
Scale 1" = 60'  
Public Utilities Exist in Street  
No widening proposed for Park Ave.



PETITION MAPPING PROGRESS SHEET										
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <i>[Signature]</i>	Revised Plans: Change in outline or description Yes _____ No _____									
Previous case: _____	Map # _____									

**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 9 Date of Posting: 4/19/80  
Posted for: Petition for Variance  
Petitioner: Marie H. Shearman  
Location of property: 14516 Park Ave, 500' E of Woodbine Ave.  
Location of Signs: front of property 14516 Park Ave.  
Remarks: \_\_\_\_\_  
Posted by: Marie H. Shearman Date of return: 4/25/80  
Signature

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received this 20 day of Feb., 1980  
Filing Fee \$ 25 Received: ☒ Check  
Cash  
Other

#174  
Petitioner Shearman Submitted by B. J. SHEARMAN  
Petitioner's Attorney \_\_\_\_\_ Reviewed by [Signature]

\*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

**PETITION FOR VARIANCE**

9th District  
Zoning: Petition for Variance for lot width  
Location: North side of Park Avenue, 500 feet East of Woodbine Avenue.  
Date & Time: Thursday, May 8, 1980 at 9:30 A.M.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.  
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:  
Petition for Variance to permit a lot width of 52 feet in lieu of the required 55 feet.  
The Zoning Regulations to be excepted as follows:  
Section 1B02.3C.1 - Development Standards for Small Lots or Tracts  
All that parcel of land in the Ninth District of Baltimore County  
Beginning at a point on the North side of Park Avenue 500 feet east of Woodbine Avenue and known as lot 4 of the plat of Lee J. Stebbins and recorded among the land records of Baltimore County in Plat Book 7 folio 35.  
Being the property of Marie H. Shearman, as shown on plat plan filed with the Zoning Department.  
Hearing Date: THURSDAY, MAY 8, 1980 AT 9:30 A.M.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.  
BY ORDER OF  
WILLIAM E. HAMMOND  
Zoning Commissioner of Baltimore County

**The Essex Times**

Essex, Md., April 17 1980  
Petition  
This is to Certify, That the annexed  
was inserted in The Essex Times, a newspaper  
printed and published in Baltimore County, once in  
each of \_\_\_\_\_ successive  
weeks before the 17th day of April, 1980  
[Signature] Publisher.

**DUPLICATE CERTIFICATE OF PUBLICATION**

PETITION FOR VARIANCE  
9th DISTRICT  
ZONING: Petition for Variance for lot width  
LOCATION: North side of Park Avenue, 500 feet East of Woodbine Avenue  
DATE & TIME: Thursday, May 8, 1980 at 9:30 A.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland  
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:  
Petition for Variance to permit a lot width of 52 feet in lieu of the required 55 feet.  
The Zoning Regulations to be excepted as follows:  
Section 1B02.3C.1 - Development Standards for Small Lots or Tracts  
All that parcel of land in the Ninth District of Baltimore County  
Beginning at a point on the North side of Park Ave. 500 feet east of Woodbine Ave. and known as Lot 4 of the Plat Lee J. Stebbins and recorded among the Land Records of Baltimore County in Plat Book 7 folio 35.  
Being the property of Marie H. Shearman, as shown on plat plan filed with the Zoning Department  
Hearing Date: Thursday, May 8, 1980 at 9:30 A.M.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland  
By Order Of  
WILLIAM E. HAMMOND,  
Zoning Commissioner of Baltimore County  
April 17.

TOWSON, MD., April 17, 1980  
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of one (1) successive week before the \_\_\_\_\_ day of \_\_\_\_\_, 1980, the first publication appearing on the 17th day of April, 1980  
THE JEFFERSONIAN,  
[Signature] Manager.  
Cost of Advertisement, \$ 17.50

No. 088809  
BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

DATE: May 5, 1980 ACCOUNT: 01-662 AMOUNT: \$41.75  
RECEIVED FROM: S. Harley Shearman  
FOR: Advertising and Posting for Case No. 80-227-A  
VALIDATION OR SIGNATURE OF CASHIER: [Signature]

No. 85383  
BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

DATE: April 9, 1980 ACCOUNT: 01-662 AMOUNT: \$25.00  
RECEIVED FROM: Marie H. Shearman  
FOR: Filing Fee for Case No. 80-227-A  
VALIDATION OR SIGNATURE OF CASHIER: [Signature]